



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 19, 2020
SUBJECT: ZC 2020-11 Public hearing and consideration of a request from NRP Properties LLC to revise the NR-PD (Nonresidential Planned Development) for City Point, being 50.67 acres described as Lot 2, Block 1; Lot 1R1, Block 2; Lot 1, Block 3; City Point Addition; and Tract 9W1A4, William Wallace Survey, Abstract 1606.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of MM City Point 53 LLC, NRP Properties LLC is requesting a zoning change for the purpose of revising the previously approved to NR-PD Nonresidential Planned Development for City Point. The property under consideration is generally north, east, and west of the city hall campus on City Point Drive.

GENERAL DESCRIPTION:

City Council approved the latest Planned Development zoning district for the City Point development on August 12, 2019 (Ordinance 3595). Since that time, engineering plans and plats have been approved for all three phases, and preliminary grading has commenced. The purpose of the proposed revision is to modify components of the Planned Development zoning district text primarily related to design standards for the multifamily portion of the development. None of the proposed changes will affect land uses, number, size, or types of residential units or commercial areas. The changes are a result of further discussions with a prospective multifamily developer currently under contract for that portion of City Point. There are five revisions being proposed. Each are outlined in detail below.

PROPOSED PD ZONING REVISIONS

1. ***Building Fenestration – Multi-family.*** As currently written, multi-family residential must provide fenestration (windows and doors) comprising a minimum of forty percent (40%) but not more than eighty-five percent (85%) of the ground floor building façade. All upper stories must provide fenestration comprising a minimum of thirty percent (30%) of the building façade, as measured between stories, but not more than ninety percent (90%) of the building façade. The proposed revision would decrease the minimum fenestration required on the ground floor building façade from forty percent (40%) to thirty percent (30%). The applicant has provided the below exhibit illustrating the difference between 40% (top) and 30% (bottom) fenestration on the ground floor.



TOP: 40% GROUND FLOOR FENESTRATION



BOTTOM: 30% GROUND FLOOR FENESTRATION

2. **Quality Building Amenity – Multi-family security alarm systems.** As written, security alarm systems are required on all non-single family dwellings within City Point. Interpretation of this requirement is that each individual apartment unit would be required to have a security alarm system, which is not a standard practice in the multifamily market. Typically, a building is secured with key fob entry and security cameras, and individual units simply have door locks. The applicant is proposing to revise the language in the PD to require “pre-wired or fully installed security alarm systems in all commercial buildings and any multi-family residential dwelling unit located on the first floor or ground floor.” Upper-floor apartment units would not be required to pre-wire or install security alarm systems.
3. **Parking Structure Design Standards.** The applicant is considering a site plan that would include a two-level parking deck, where a single, uncovered level of parking is located above ground-level parking. The current PD design standard requires that a parking structure have “architecturally finished” exterior facades, meaning brick, stone, stucco, or similar materials. Based on the height of a two-level parking deck and its location interior to the block being generally screened from the public street, the applicant is proposing a standard that allows unfinished concrete facades subject to certain landscaping and location criteria that help screen the structure by other methods. This includes:
 - a. large canopy trees and evergreen screening shrubs positioned at the base of the parking deck;

- b. a minimum of eight (8) irrigated tree wells planted with small or medium canopy trees (i.e. Crape Myrtles) located on the top level of the parking deck; and,
 - c. building location criteria that blocks the view of the parking structure from the adjacent network of streets by other buildings that meet the PD design criteria.
4. **Updates to the Screening/Fencing Plan Exhibit.** The applicant has coordinated with the City on the height of the proposed masonry screening wall along the common property line of the City Hall campus and Phase 3, which is located east of the campus. Originally planned at six feet in height, an increase of the wall to eight feet will allow the City to possibly remove the existing eight-foot ornamental metal fence and avoid having two parallel fences along the property line. Also, because of site grading, the eight-foot fence originally planned along Boulevard 26 in Phase 2 can be reduced to six feet for much of the fence line.
5. **Concept Plan.** The overall Concept Plan will be updated to acknowledge the new street and lot layout for Phase 2, which was finalized as part of the platting process.

No other updates are proposed to the City Point PD at this time. Attached is a tracked-changes version of the City Point Planned Development District standards. The changes referenced above can be found on numbered pages 13, 16, 22, and 23.

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

CURRENT ZONING: The property is currently zoned NR-PD Nonresidential Planned Development. The zoning was approved by City Council on August 12, 2019 (Ordinance 3595). The NR-PD provides for a base zoning district of C-1 Commercial and is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

PROPOSED ZONING: The proposed zoning is NR-PD Nonresidential Planned Development with a base zoning district of C-1 Commercial for land uses and development standards. The proposed change is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial C-2 Commercial	Retail Commercial	Retail, restaurant, and service uses
WEST	C-1 Commercial C-2 Commercial	Retail Commercial Office Commercial	Retail, restaurant, and service uses
SOUTH	U School, Church, and Institutional C-1 Commercial	Community Services Office Commercial	Offices, religious and educational institutions, and medical uses
EAST	C-1 Commercial	Office Commercial	Office

PLAT STATUS: The property is currently platted as Lot 2, Block 1; Lot 1R1, Block 2; and Lot 1, Block 3; City Point Addition. A portion of the property on the north side of Rodger Line Drive is unplatted.

CITY COUNCIL: The City Council will consider this request at the December 14, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2020-11.